

City Council
Atlanta, Georgia

02- 0 -1987

AN ORDINANCE
BY: ZONING COMMITTEE

Z-02-77
DATE FILED: 10-15-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **1054-1088 Boulevard, S.E.** be changed from the **I-1 (Light Industrial)** District to the **C-1 (Community Business)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **23** of the **14th** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

Legal Description

(Tracts 1, 2, 3 and 4)

All that tract or parcel of land lying and being in Land Lot 23 of the 14th District, Fulton County, City of Atlanta, Georgia, containing 1.29304 acres, as shown on that certain Topographic Survey for Brek Management, Inc., prepared by V.T. Hammond, Georgia Registered Land Surveyor No. 2554, of Watts & Browning Engineers, Inc., dated September 30, 2002, and being more particularly described as follows:

BEGINNING at a point located at the intersection of the southerly right-of-way line of Hamilton Avenue (40 foot right-of-way) and the easterly right-of-way line of Boulevard (60 foot right-of-way), thence run South 89 degrees 44 minutes 50 seconds East along the southerly right-of-way line of Hamilton Avenue a distance of 150.00 feet to an iron pin found;

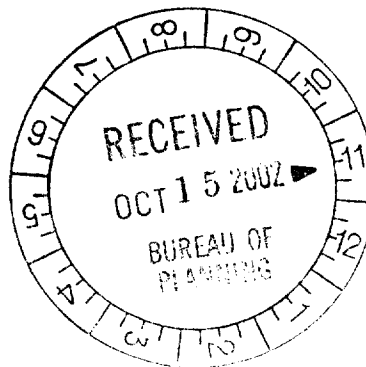
Thence leaving the southerly right-of-way line of Hamilton Avenue run South 00 degrees 08 minutes 27 seconds West a distance of 152.04 feet to a point;

Thence run South 00 degrees 01 minutes 32 seconds East a distance of 223.50 feet to a point on the northerly right-of-way line of Schuyler Avenue (40 foot right-of-way);

Thence run North 89 degrees 40 minutes 08 seconds West along the northerly right-of-way line of Schuyler Avenue a distance of 150.00 feet to a point on the easterly right-of-way line of Boulevard;

Thence run North 00 degrees 01 minutes 32 seconds West along the easterly right-of-way line of Boulevard a distance of 271.90 feet to a point;

Thence run North 00 degrees 13 minutes 07 seconds East along the easterly right-of-way line of Boulevard a distance of 103.43 feet to a point on the southerly right-of-way line of Hamilton Avenue and the **TRUE POINT OF BEGINNING**.



Z-02-77

BLOCK "A"

To be Rezoned I-1 to C-1